26 Mayo Road, Shipston-on-Stour, Warwickshire, CV36 4BH

- NO CHAIN
- Three bedrooms
- Off road parking
- Gross rental yield of 5.6%
- Garden with gated parking area
- 1,037 sq.ft. of accommodation
- Viewing highly recommended

3 1 2

£285,000

NO CHAIN. A spacious three bedroom house with off road parking and garden. Located a short distance from the town centre, the property is compliant for letting and currently generating £1,350 per calendar month, making it an ideal investment property with a gross yield of 5.6%.

ACCOMMODATION

Entrance porch leading to Entrance Hall with cloaks cupboard and wood effect flooring. Cloakroom. Sitting Room with window to front, feature faux fireplace. Opens to Conservatory with door to rear. Kitchen with range of matching wall and base units, work surface over incorporating one and a half bowl sink with drainer and four ring ceramic hob, integrated oven, integrated dishwasher, space for washing machine, under stairs cupboard, wood effect flooring throughout. Utility Room with door to rear, tiled floor, space for appliances.

Landing with loft hatch, linen cupboard and boiler cupboard. Bedroom with window to front, fitted double wardrobe. Bedroom with window to front, fitted double wardrobe. Bedroom with window to rear, fitted single wardrobe. Bathroom with opaque window to rear, bath with shower attachment, wash hand basin, wood effect floor. Separate wc with opaque window to rear.

Outside to the front there is a paved pathway with stone chipping hardstanding to either side. To the rear is a mix of paved pathway, patio, laid to lawn, garden shed, panelled fence boundaries to all sides. Double gates open inwards to a stone chipping driveway.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

AGENTS NOTE: Previous marketing images have been used.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

Mayo Road, Shipston on Stour, CV36 4BH

Total Approx. Floor Area 96.30 Sq.M. (1037 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ground Floor
Approx. Floor
Area 53.70 Sq.M.
(578 Sq.Ft.)

N

First Floor
Approx. Floor
Area 42.60 Sq.M.
(459 Sq.Ft.)

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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Peter Clarke
Winkworth